BOOK 10051 PG 948

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569050

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF May 1996

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS O. PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Reza E. Soltani etux (NAME)	owners at same address (NAME)	117-3-B-226-CO
6690 Clearbrook Drive (ADDRESS)	(ADDRESS)	7DA-80450
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 53,500.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we** John W. McClellan, joined by his spouse, Jo Ella McClellan who joins herein for the sole purpose of conveying any right,title, and/or interest she has or may have in the herein described property by virtue of her marital status with **hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto** said grantor

Reza E. Soltani and wife, Nosrat E. Soltani

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being Unit No. P-4, Parcel 226, on the Plan of the Villager Condominiums, as of record at Book 5200, page 201, and as established under Master Deed 5434, page 665 and Book 5487, page 967 as amended, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7134 , page 147 *, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Master Deed and Bylaws appended thereto as of record in Book 5434, page 665 and Book 5487, page 967, plan of record at Book 5200, page 201 and right-of-way easement at Book 4808, page 424, all said Register's Office..

*and by QuitClaim Deed as of record in the pages immediately preceding this Warranty Deed.

0182398 IDENTIF. & REFERENCE

PICK-UP

96 MAY 15 PM 2:24 DAVIDSON COUNTY, TN. REGISTER

2338 05/16 0101 03CHECK 206.95

BOOK 10051 PG 949

This is improved (X) property, known as 2601 Hillsboro Rd., P-4, Nashville, TN 37212
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of May, 19 96.

John W. McClellan

Jo Ella McClellan

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John W. McClellan and wife, Jo Ella McClellan, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of May, 19 96.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

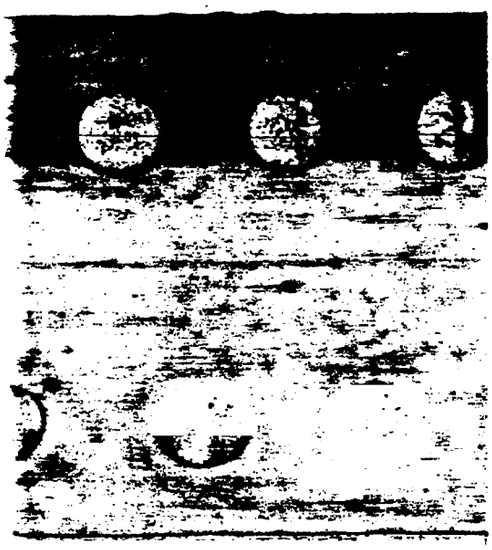
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

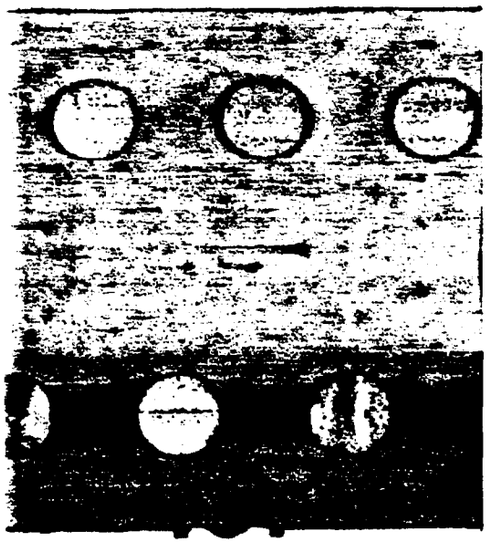
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10051 PG 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53500.00
CON TX 197.95
PRFEE 1.00
WDEED 8.00
TOTAL 206.95
CHECK 206.95

05/16/96 01 14:26 0001 2338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182398
IDENTIF. ↑ REFERENCE

MAY 16 PM 2:24
REGISTER
DAVIDSON COUNTY, TN.

No. 1040301